

**LOWELL TOWN COUNCIL
WORK SESSION
October 27, 2025**

The Work Session of the Lowell Town Council was called to order on Monday, October 13, 2025, at 5:30 P.M. Members present were Todd Angerman, John Alessia, Shane Tucker, Phillip Kuiper and Jill Murr, Clerk-Treasurer. Staff present were Town Manager Craig Hendrix, Assistant Police Chief Jim Woestman, Fire Chief Chris Gamblin, and GIS Director Greg White. Town Attorney David Westland and Park Director Cyndi Hughes joined via Zoom.

Town Manager Hendrix provided an explanation of Hasse Construction change order #13 for the park offices at the former dance studio. He noted that the building will have no signage. This will be an agenda item tonight.

Town Manager Hendrix provided an explanation on the change order for fire suppression system for the maintenance building. This is needed and was missed in the architecture/design, the water company is requiring a \$50,000 vault for this. An explanation was provided for the change on the garage doors, these are for the maintenance facility, not Nassau Park. This is an agenda item this evening. Wessler Task Order #19 is an amendment which is on the agenda.

Town Manager Hendrix noted that Community Crossing Matching Grant applications are due Friday. Projects being submitted will include Woodland Drive/Circle, Nicols/Cline from Apache to Timbersprings and other various roads. DLZ will need to be involved in design on Cline. About \$2M in projects will be submitted.

Bolkovatz Parcel Acquisition Status and the offer on the property. Dave Westland was expecting a call back on the counteroffer. He has not heard back. Other areas on Mill Street and the north parking lot were discussed. Lump parcel RFP is being reviewed. Code enforcement and updating town code has been looked at. It is recommended to do a special work session on a separate evening as a tutorial and refresher as well as creating standard forms. Some of the items being discussed are not unsafe or code violations. The issue at Rte. 2 and Liberty needs assistance from the attorney.

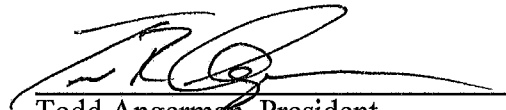
The training facility/shooting range was discussed as well as communications between town attorney and Lake County attorney regarding funding. Any agreement would be for use, not ownership. This project, being for law enforcement and fire, has the potential of using residential TIF. This is an anticipated \$3.6M project. The building corporation needs to be created for funding, Barnest & Thornburg and Krohn are involved.

The west side sewer project is on hold until spring. The EQ basin project is progressing. Washington Street will be delayed; they are milling today. The maintenance facility is ongoing. Liberty Street is almost complete. Surface and striping will be in the spring for the parking lot. Discussions occurred on Nassau Park including forms inquiries on the usage. The parking lots and planters were discussed; it was noted that these are required by ordinance.

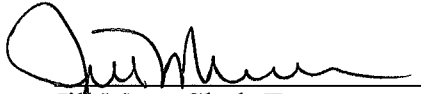
Town Council extended their condolences to Clerk-Treasurer Jill Murr on the passing of her mother, Cynthia Powers. A memorial tree will be planted, and a memorial brick will be placed in Freedom Park.

There was one application received for stormwater Board, this is an agenda item this evening.

The work session adjourned at 6:45 pm.


Todd Angerman, President

Attest:


Jill Murr, Clerk-Treasurer